IOWA CERTIFIED LOCAL GOVERNMENT
2005 ANNUAL REPORT

CLG PARTICIPANTING CITY, COUNTY AND LAND USE DISTRICT PROFILE

Name of the City, County, or Land Use District:
City of Council Bluffs

Mailing Address of the Mayor, Board of Supervisors, or Land Use District Trustees: DO NOT GIVE MAILING ADDRESS OF STAFF OR COMMISSION CONTACT.
Thomas P. Hanafan, Mayor
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Phone Number: 712-328-4601
Fax Number: 712-328-4695
Email Address: N/A
Website: www.councilbluffs-ia.gov

Section I.
Locating Historic Properties
Identification, Evaluation, and Registration Activity

CLG Standards found in CLG Agreement and National Historic Preservation Act

- **The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.**
- **The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission.**

1. **Please list and submit complete reports and site inventory forms from historic identification/survey, evaluation and/or registration/nomination projects that the City, County, or Land Use District completed in 2005. Do not list projects that were funded with a CLG grant or mandated by the Section 106 review and compliance process.**
   Bluff/Willow/Third Street Historic District, a residential district bound by Worth, High School Avenue, Clark Circle, and the east side of Bluff Street. See Attached National Register Nomination.

2. **Monitoring Properties listed on the National Register of Historic Places (NRHP). Please answer the following, making sure that you include the historic name and address for each property. If necessary, list on a separate sheet (s)**

List NRHP Properties in your City, County or LUD that were altered in 2005:
619 South Main Street, 213 South Main Street and 118 West Broadway.

List NRHP Properties in your City, County or LUD that were moved in 2005:
N/A

List NRHP Properties in your City, County or LUD that were demolished in 2005:
N/A

3. **In 2005, did your city place additional properties (landmarks, sites, zones or districts) on its list of locally designated historic landmarks and/or historic districts? Please attach a copy of each designation nomination and ordinance.** None added

4. **In 2005, if there was action to revise, amend, change or de-list a locally designated property, please attach documentation of the review and appeal process and decisions made by the historic preservation commission, plan and zone commission, city Council, District Court or other governmental agency or official involved with the process.** N/A

Section II
Managing, Protecting, and Preserving Historic Properties

- **The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties**
- **The CLG shall provide for adequate public participation in the local historic preservation programs**

5. **Did your city, county, LUD or its historic preservation commission undertake any of the following activities in 2005? If so, please list and describe**
   a. **Historic preservation planning;** (use additional pages if needed)
   N/A
   b. **Provided technical assistance on historic preservation issues or projects;** (use additional pages if needed)
   N/A
   c. **Undertook educational programming in historic preservation?** (use additional pages if needed)
   Sponsored National Preservation Week activity at the 1892 Buildings located in the 100 Block of West Broadway Historic District.
6. **If the city or county amended its historic preservation ordinance or resolution or passed additional ordinances or resolutions that impact historic properties, please attach copies of the amendments and new ordinances or resolutions.** N/A

7. **If new or revised design standards and/or guidelines were developed and adopted during 2005, please attach a copy.** N/A

8. **If the city, county, or LUD has a design review process for alterations, changes, moves and/or demolition of locally designated properties, please attach copies of the following:**

   a. **Copies of all letters of notification sent to each applicant, confirming the historic preservation commission's decision on an application.** Letters attached for 619 South Main Street, 213 South Main Street, 118 West Broadway.

   b. **Copies of all Certificates issued by the Historic Preservation Commission to applicants.** Certificates attached for 619 South Main Street, 213 South Main Street, 118 West Broadway.

9. **If any Commission decision was appealed in 2005, please submit documentation of the appeal process and the decisions made by the Commission, Plan and Zone Commission, City Council, District Court or other governmental agencies, organizations and/or individuals with an authorized role in the appeal process.** N/A

Section III
Historic Preservation Program Administration

- **The CLG will organize and maintain a historic preservation commission, which must meet at least three times per year.**
- **The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.**
- **The commission will comply with Iowa Code Chapter 21 in its operations.**
- **Commission members will participate in state sponsored or approved historic preservation training activities.**

10. **Attach copies of agendas and minutes for all of the Historic Preservation Commission meetings in 2005.** Attached

11. **Please update the attached CLG Personnel Information Table.**

12. **Please attach biographical sketches or resumes of commissioners who were newly appointed in 2005.** See attached sketches for Anne McKeown and Cal Petersen.

13. **Please complete the 2005 Commission Training Table.**

PLEASE SIGN and DATE

Rose Brown, Urban Planner — Rose Brown — 2/23/06

Name and Title of Individual Who Filled Out The Report — **Date**

IF SUBMITTING ELECTRONICALLY, SEND TWO (2) HARD COPIES OF THIS PAGE.

IF SUBMITTING PAPER/HARD COPY, SEND TWO (2) COPIES OF THE REPORT .

Kerry C. McGrath

Historic Preservation Office
Historical Building, 600 East Locust St, Des Moines IA 50319-0290

2005 Historic Preservation Training Table

In this table, provide information about the commissioners involvement in historic preservation training, listing the name of the conference, workshop or meeting; the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

1. Name of Training Session: N/A
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

2. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

3. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

4. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

5. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

6. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

7. Name of Training Session:
Location:
Date:
Names of historic preservation commissioners, staff and elected officials who attended:

2005-2006 CLG Personnel Table

A. Please list the names of the Historic Preservation Commissioners who served during 2005:

Roxanne Johnson, Sally Madsen, Matt Johnson, Anne McKeown, Pat Murphy, Phyllis Otto, Cal Petersen

B. CHIEF ELECTED OFFICIAL

2005: Name of Mayor, Chairman of Board of Supervisors, President of LUDTrustees:

Mr. Mrs. Ms. Dr.	First Name	Initial	Last Name
Mr.	Thomas	P.	Hanafan

2006: Name of Mayor, Chairman of Board of Supervisors, President of Trustees:

Mr. Mrs. Ms. Dr.	First Name	Initial	Last Name
Same as above			

C. STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

Mr. Mrs. Ms. Dr.	First Name:	Initial	Last Name
	Rose	E.	Brown

Job Title: Urban Planner

Mailing Address:
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Phone Number: 712-328-4629

Email Address: rbrown@councilbluffs-ia.gov

X **Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.**

D. 2006 HISTORIC PRESERVATION COMMISSION:

Please complete the following and provide information about the 2005 commission. Be sure to indicate how the ndividual wishes to be addressed (Mr., Mrs., Ms., Dr.) and nick name preferences (Nick Name). Please provide either a work (circle W) or a home (circle H) mailing address, work (circle W) or a home (circle H) phone number and work (circle W) or a home (circle H) email address. Please provide new or updated information on past and present: profession, employment, training, preservation skills including ownership of a historic property (Past or present: profession/employment, preservation skills, historic property owner). If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Historic District). Specify the month, day, and year that the commissioner's term will end (Term Ends). If a commission member serves as contact with the State Historic Preservation Office for the Commission, please mark the check off box below that individual's name.

CHAIRPERSON/COMMISSIONER

Mr. Mrs. Ms. Dr. **Nick Name:** **First Name:** Roxanne **Initial** **Last Name** Johnson

W H Mailing Address: 2025 Hunt Avenue, Council Bluffs, IA 51503

W H Phone Number: 712-322-1673

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends: **Month** **December** **Day** **31** **Year 2008**

☐ **Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.**

VICE CHAIRMAN/COMMISSIONER

Mr. Mrs. Ms. Dr. **Nick Name:** **First Name:** **Sally** **Initial** **Last Name** **Madsen**

W H Mailing Address: **534 Oakland Avenue, Council Bluffs, IA 51503**

W H Phone Number: **712-323-0235**

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends: Month December Day 31 Year 2008

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

COMMISSIONER

Mr. Mrs. Ms. Dr. Nick Name: First Name: Cal Initial Last Name Petersen

W H Mailing Address: 20 Circle Drive, Council Bluffs, IA 51503

W H Phone Number:

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends: Month December Day 31 Year 2006

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

COMMISSIONER

Mr. Mrs. Ms. Dr. Nick Name: First Name: Matt Initial Last Name Johnson

W H Mailing Address: 114 West Broadway, Council Bluffs, IA 51503

W H Phone Number: 712-322-0306

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends Month December Day 31 Year 2008

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

COMMISSIONER

Mr. Mrs. Ms. Dr. Nick Name: First Name: Anne Initial Last Name McKeown

W H Mailing Address: 133 Glen Oaks Drive, Council Bluffs, IA 51503

W H Phone Number:

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends: Month December Day 31 Year 2007

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

COMMISSIONER

Mr. Mrs. Ms. Dr. Nick Name: First Name: Pat Initial Last Name Murphy

W H Mailing Address: 333 Willow Avenue, Council Bluffs, IA 51503

W H Phone Number:

W H Email Address

Past or present: profession/employment, preservation skills, historic property owner

Representative, Name of Historic District:

Term Ends: Month December Day 31 Year 2007

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

COMMISSIONER

Mr. Mrs. Ms. Dr. Nick Name: First Name: Phyllis Initial Last Name Otto

W H Mailing Address: 468 Elmwood Drive, Council Bluffs, IA 51503

W H Phone Number:

W H Email Address:

Past or present: profession/employment, preservation skills, historic property owner:

Representative, Name of Historic District:

Term Ends: Month December Day 31 Year 2006

☐ Please check if this person serves as the Contact with the State Historic Preservation Office for the Commission.

City of Council Bluffs, Iowa 51503

OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

September 8, 2005

Mark & Herb Andersen
3125 So. 11th St.
Council Bluffs, IA 51501

Dear Mark & Herb:

On September 7, 2005, the Historic Preservation Commission of the City of Council Bluffs considered your request for exterior modifications to your building at 619 South Main Street.

The Commission found that the exterior modifications, including the proposed awning, with address, and window signs are consistent with the spirit and intent of the *Haymarket Area Development and Preservation Plan,* the preservation design criteria in Section IV of the *Plan* and the Secretary of the Interior's 'Standards and Guidelines for Historic Preservation'. The Certificate of Appropriateness for the proposed work is enclosed.

Your request to remove the standing seam overhang, repaint and attach an awning consistent with the samples you provided for the structure at 619 South Main was approved by action of the Historic Preservation Commission on September 7, 2005. You may proceed with obtaining all necessary permits to complete the work consistent with the approved request.

The adjacent properties in the Haymarket Historic District as well as the larger downtown area will benefit from your interest and concern for the historical integrity of the neighborhood and the building.

Sincerely,

Gayle M. Malmquist
Development Services Coordinator

Enc.

HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE *of* APPROPRIATENESS

CASE #HP-05-004
September 9, 2005

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Herb & Mark Andersen requested exterior modifications for property located at 619 South Main Street including doors, windows, painting and signage as presented; and

WHEREAS, 619 South Main Street is located within the Haymarket Commercial Historic District, which was entered on the National Register of Historic Places on April 11, 1985; and

WHEREAS, the Historic Preservation Commission met on September 7, 2005 and following public hearing, approved the exterior modifications to 619 South Main Street:

VOTE: AYE – M. Johnson, Madsen, McKeown, and Peterson. NAY – 0; ABSTAIN – None; ABSENT – R. Johnson and Otto. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 619 South Main Street are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation* and the *Haymarket Area Development and Preservation Plan*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 619 South Main Street, subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.

Gayle M. Malmquist, Development Services Coordinator
Community Development Department

GMM/cac

City of Council Bluffs, Iowa 51503

OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

July 7, 2005

Ron Weis
213 South Main Street
Council Bluffs, IA 51503

Dear Mr. Weis:

On July 6, 2005 the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to your building at 213 South Main Street.

The Commission found that the proposed alternations are consistent with the spirit and intent of the *Haymarket Area Development and Preservation Plan*, the preservation design criteria in Section IV of the *Plan* and the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. The Certificate of Appropriateness for the proposed work is enclosed.

You may proceed with obtaining all necessary permits to complete the work, consistent with the approved request.

Sincerely,

Gayle M. Malmquist
Development Services Coordinator

GMM/RES
cc: Building Division

HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE *of* APPROPRIATENESS

CASE #HP-05-003
JULY 6, 2005

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Ron Weis requested exterior modifications for property located at 213 South Main Street including the installation of a synthetic Flex-Wall stucco wall covering system on the north wall and the second story wall above the garage addition on the rear of the building. The color of the synthetic system shall be the same as the existing paint color;

WHEREAS, 213 South Main Street is located within the Haymarket Commercial Historic District, which was entered on the National Register of Historic Places on April 11, 1985; and

WHEREAS, the Historic Preservation Commission met on July 6, 2005 and following public hearing, approved the requested exterior modifications to 213 South Main Street:

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen and Murphy. NAY – 0; ABSTAIN – None; ABSENT - Otto. VACANCY: One. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 213 South Main Street are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation* and the *Haymarket Area Development and Preservation Plan*; and

The Historic Preservation Commission approved a Certificate of Appropriateness 213 South Main Street subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.

Rose Schroder

Rose Schroder, Urban Planner
Community Development Department

City of Council Bluffs, Iowa 51503

OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

Thomas Blount
1620 Wilshire Drive, Suite 250
Bellevue, NE 68005

April 11, 2005

Dear Mr. Blount,

On April 6, 2005, the Historic Preservation Commission of the City of Council Bluffs considered the request for exterior modifications to the property located at 118 West Broadway.

The Commission found that the proposed alterations are consistent with the Secretary of the Interior's '*Standards and Guidelines for Historic Preservation*'. Please note that future requests for signage or changes to the exterior work as proposed will require review and approval by the Historic Preservation Commission. The Certificate of Appropriateness in no way exempts you from getting any and all applicable building and sign permits as required by code. You make application for the necessary permits and proceed with the work.

Sincerely,

Rose Schroder

Rose Schroder
Urban Planner

cc: Building Division

RES
Enc.

HISTORIC PRESERVATION COMMISSION
CITY OF COUNCIL BLUFFS

CERTIFICATE *of* APPROPRIATENESS

CASE #HP-05-001
APRIL 6, 2005

WHEREAS, the Council Bluffs Historic Preservation Commission is authorized by City Ordinance #5148 to review alteration permit applications for any alteration, removal, demolition, construction, reconstruction, restoration, remodeling, or other material changes including the interior of any structure which clearly alters the character of the external appearance and is clearly visible from the outside of the structure on a landmark, landmark site or in a Historic District; and

WHEREAS, Thomas Blount requested exterior modifications including:

1) Replacement of the front storefront window;
2) Replacement of the upper transom windows;
3) Replacement of the void above the door with stained glass artwork and address;
4) Addition of an exterior light fixture above the façade;
5) Replacement of the front door;
6) Signage as requested in the case file.

WHEREAS, 118 West Broadway is located within the 100 Block of West Broadway Historic District which was entered on the National Register of Historic Places on May 9, 2002; and

WHEREAS, the Historic Preservation Commission met on April 6, 2005 and following public hearing, approved the following exterior modifications to 118 West Broadway:

Replacement of three glass panes above the main storefront window with a single thermal glass window, separated by wood or wood-appearing mullions, to give the appearance of three windows;

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen, Murphy and Otto. NAY – 0; ABSTAIN – 0; ABSENT - Engel. Motion carried.

Replacement of the area above the door with a single pane of decorative stained glass including the street address. The design of the decorative element to include a 'scales of justice' theme;

VOTE: AYE –, M. Johnson, R. Johnson, Madsen and Otto; NAY – 0; ABSTAIN – Graeme and Murphy. ABSENT - Engel. Motion carried.

Replacement of the existing front door with multi-pane wood or wood-like door;

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen, Murphy and Otto. NAY – 0; ABSTAIN – 0; ABSENT - Engel. Motion carried.

Addition of one exterior light fixture, to be consistent with style included in the case file, limited to the colors of black, dark green or brick red;

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen, Murphy and Otto. NAY – 0; ABSTAIN – 0; ABSENT - Engel. Motion carried.

Signage on the front window not to exceed maximum dimension of 2 feet high by 6 feet long, the font to be as submitted in the case file, in the colors of gold, silver and/or black. Business information limited to an area of 1.5 square feet to be located in the lower portion of the front window near the door;

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen, Murphy and Otto. NAY – 0; ABSTAIN – 0; ABSENT - Engel. Motion carried.

Replacement of the storefront window with a like size single thermal pane window, or two thermal pane windows to fill the existing opening. All exterior frames to be in wood or wood-appearing materials.

VOTE: AYE –Graeme, M. Johnson, R. Johnson, Madsen, Murphy and Otto. NAY – 0; ABSTAIN – 0; ABSENT - Engel. Motion carried.

NOW, THEREFORE, BE IT RESOLVED,

The Historic Preservation Commission finds that the proposed exterior alterations to 118 West Broadway are consistent with the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*; and

The Historic Preservation Commission approved a Certificate of Appropriateness for 118 West Broadway subject to compliance with all applicable building and safety codes.

Decisions of the Historic Preservation Commission are final, subject to appeal to the City Council within ten (10) days by anyone affected by the decision.

Rose Schroder

Rose Schroder, Urban Planner
Community Development Department